

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
February 11, 2026
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for February 11, 2026, was called to order.

The responsibility of this Board is to carry out locally the Commonwealth policy to protect against and minimize pollution and deposition of sediment in wetlands, streams, and lakes in James City County, which are tributaries of the Chesapeake Bay.

B. ROLL CALL

Board Members Present:

Charles Roadley, Chair
Leslie Bowie, Vice Chair
Larry Waltrip
Michael O'Brien
Scott Maye

Other Staff Present:

Toni Small, Director, Stormwater and Resource Protection
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection
Emily Grojean, Watershed Planner, Stormwater and Resource Protection
Amanda Frazier, Watershed Planner, Stormwater and Resource Protection
Andrew Dean, Assistant County Attorney, County Attorney's Office

C. MINUTES

1. Minutes from the January 14, 2026, Regular Meeting

A motion to Approve the minutes was made by Ms. Bowie.

The minutes were approved on a voice vote.

2. Minutes from the January 21, 2026, Work Session Meeting

A motion to Approve the minutes was made by Mr. O'Brien.

The minutes were approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-25-0166: 136 John Wickham

A motion to Approve w/ Conditions was made by Mr. Waltrip, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bowie, Maye, O'Brien, Roadley, Waltrip

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. David Soto, The Structures Group Inc., on behalf of Mr. Scott and Ms. Janet Kruger, for encroachments into the Resource Protection Area (RPA) for the construction of a retaining wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 5130200009. The presentation outlined both the existing site conditions and the proposed changes. Should the Board choose to approve the request, staff recommend that the proposed conditions be included as part of the approval.

Mr. Waltrip raised clarifying questions about what was being requested.

Mr. Roadley asked staff to describe the current site conditions.

Staff noted that current site conditions appeared to be causing mulch erosion but referred to the applicant for further details.

Mr. Maye raised questions about the previous retaining wall and related surety payment.

Staff explained that the applicant had not requested a planting inspection and stated that staff would follow up with the applicant.

Mr. Roadley asked if any trees would be removed.

Staff deferred the question to the applicant.

Mr. Roadley opened the Public Hearing.

A. Mr. David Soto, The Structures Group Inc., 1200 Old Colony Lane, introduced himself and asked if there were any questions from the Board.

Mr. Roadley asked Mr. Soto if any trees would be removed or any roots damaged.

A. Mr. Soto answered that no trees should be removed.

Mr. Roadley asked if the slope was eroding.

A. Mr. Soto answered that it was eroding and the new retaining wall should mitigate further erosion and help with drainage.

Mr. Waltrip asked how high the retaining wall would be constructed and whether it would be back filled.

A. Mr. Soto stated the wall would be approximately 5 feet 7 inches high and would be back filled.

Mr. Roadley raised questions concerning the specifications of the new retaining wall's base drain backfill and the risks of premature failure.

A. Mr. Soto answered that there were drains on the new retaining wall.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

F. BOARD CONSIDERATION(S)

None

G. MATTERS OF SPECIAL PRIVILEGE

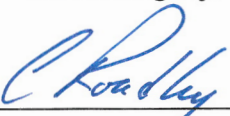
1. Larry Waltrip Recognition

Staff presented Larry Waltrip with Proclamation thanking him for his 31 years of service on the Chesapeake Bay Board and 21 years on the Wetlands Bay Board. Larry Waltrip's term for serving on the boards has expired and celebrated his last meeting on this day.

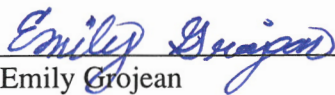
H. ADJOURNMENT

A motion to Adjourn was made by Mr. Waltrip and approved on a voice vote.

The meeting adjourned at 5:19 p.m.



Charles Roadley
Chair, Chesapeake Bay Board



Emily Grojean
Secretary to the Board